131.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,100 / 910,100
					USE VALUE:	910,100 / 910,100
					ASSESSED:	910,100 / 910,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOWARD JOHN L III
Owner 2:	
Owner 3:	
Street 1:	PO BOX 961551
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02196 Type:

PREVIOUS OWNER

Owner 1:	HARRIS GARRETT J--ETAL -
Owner 2:	ROSENSTEIN AMY C -
Street 1:	20 IRVING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,187 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1966, having primarily Wood Shingle Exterior and 2176 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10187.000	289,700		620,400	910,100
Total Card	0.234	289,700		620,400	910,100
Total Parcel	0.234	289,700		620,400	910,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.24 | /Parcel: 418.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84447
GIS Ref
GIS Ref
Insp Date 07/03/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,700	0	10,187.	620,400	910,100	910,100	Year End Roll	12/18/2019
2019	101	FV	237,200	0	10,187.	654,900	892,100	892,100	Year End Roll	1/3/2019
2018	101	FV	237,200	0	10,187.	482,500	719,700	719,700	Year End Roll	12/20/2017
2017	101	FV	237,200	0	10,187.	461,900	699,100	699,100	Year End Roll	1/3/2017
2016	101	FV	237,200	0	10,187.	427,400	664,600	664,600	Year End	1/4/2016
2015	101	FV	227,100	0	10,187.	358,500	585,600	585,600	Year End Roll	12/11/2014
2014	101	FV	227,100	0	10,187.	350,200	577,300	577,300	Year End Roll	12/16/2013
2013	101	FV	191,600	0	10,187.	333,600	525,200	525,200		12/13/2012

!10254!

PRINT

Date	Time
12/11/20	00:34:59

LAST REV

Date	Time
07/08/13	08:40:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10254

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS GARRETT	40658-459		8/28/2003		433,000	No	No		
POCHINI MICHAEL	22244-104		7/28/1992		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	84447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2010	1011	Addition	145,000	C				
9/29/2006	828	Re-Roof	6,109					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2013	Measured	JBS	JOHN S
3/24/2011	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	163	PATRIOT
2/15/2004	MLS	HC	Helen Chinal
4/11/2000	Inspected	276	PATRIOT
11/8/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10187		Sq. Ft.	Site		0	90.	0.68	10			Topo	-5					620,396						620,400	

Total AC/HA: 0.23386 | Total SF/SM: 10187 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 620,396 | Spl Credit | Total: 620,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13253665
Const Adj.:	0.99989998
Adj $ / SQ:	118.904
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414323
Depreciation:	124628
Depreciated Total:	289695

COMMENTS

LOC=SCHOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

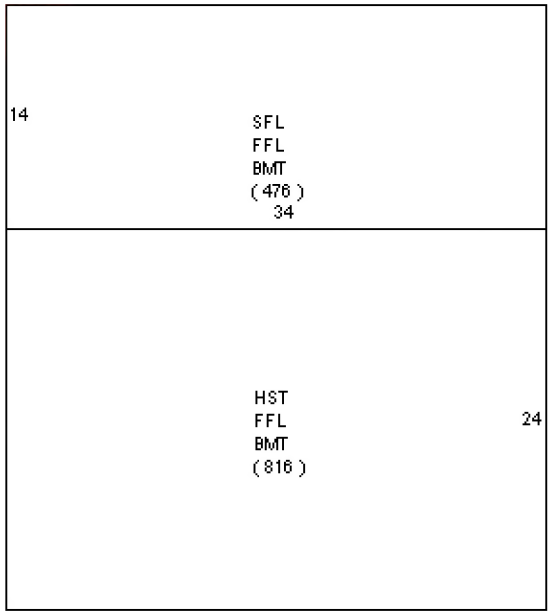
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	118.90
Special Features:	0	Val/Su Net:	83.54
Final Total:	289700	Val/Su SzAd	133.13

SKETCH



Sum Area By Label :
HST = 816
FFL = 1292
BMT = 1292
SFL = 476

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,292	35.670	46,087
FFL	First Floor	1,292	118.900	153,625
SFL	Second Floor	476	118.900	56,599
HST	Half Story	408	118.900	48,513
	Net Sketched Area:	3,468	Total:	304,824
Size Ad	2176	Gross Are	3876	FinArea 2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	